



**RG**

**RETAIL  
SPACE  
FOR LEASE**

1909 NW 9th Ave (Powerline Rd), Fort Lauderdale, FL 33311

**12,150 SF End-Cap & 1,200 SF Space Available at Lauderdale Manors Shopping Center**

Clint Casey | 954-568-9015 ext. 227 | [clint@rotellagroup.com](mailto:clint@rotellagroup.com)  
[rotellagroup.com](http://rotellagroup.com)





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**12,150 SF End-Cap & 1,200 SF Space Available at Lauderdale Manors SC For Lease**



- @ \$12 PSF + \$8.12 OPEX
- 78,606 SF GLA Lauderdale Manors Shopping Center

### Strong Tenant Mix

- Join DD's Discounts, IGA Price Choice Foodmarket, Family Dollar, Cricket, Subway, Metro PCS and Dollar Tree

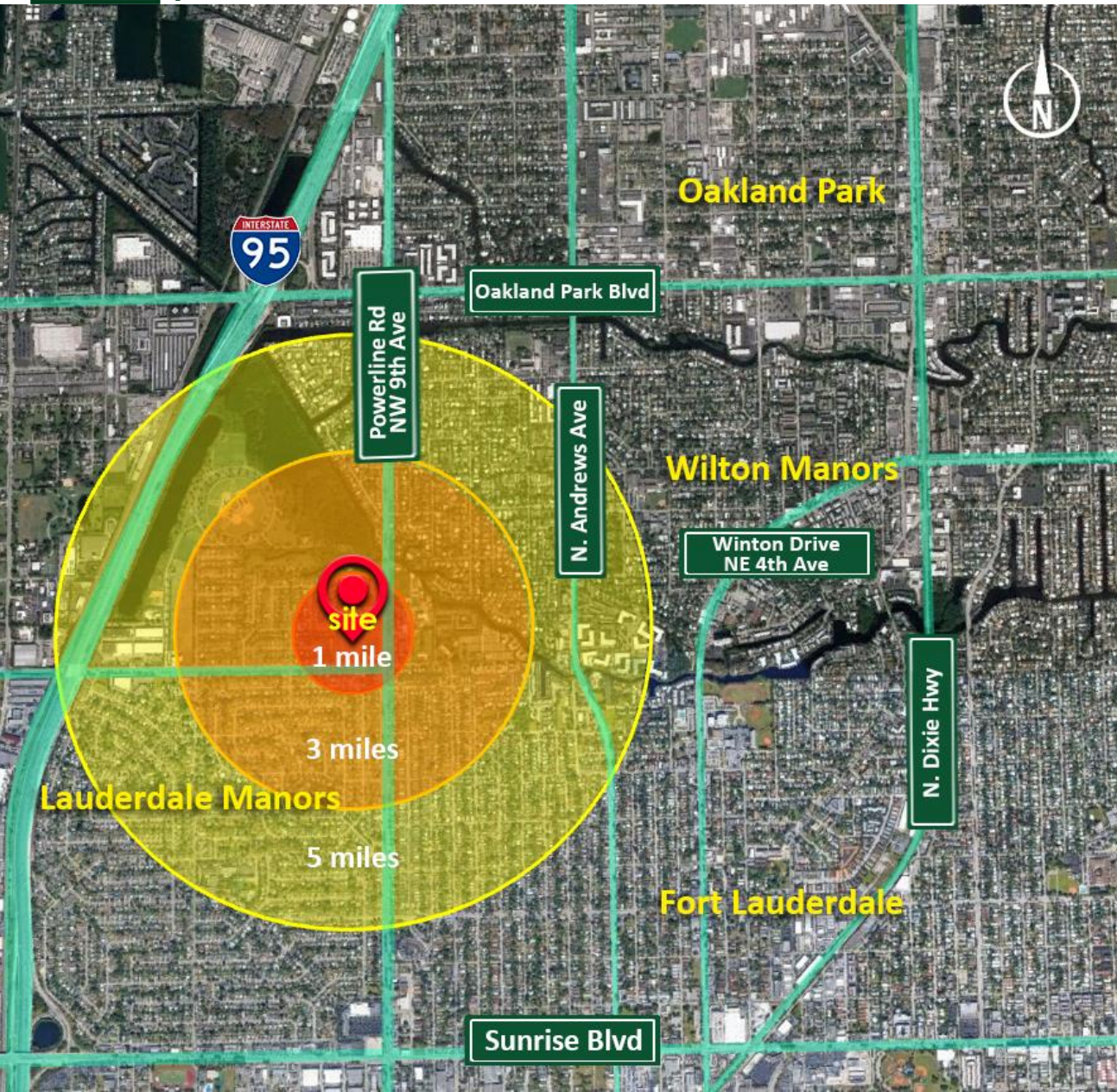
- Zoning: CB Community Business
- Parking: 4.4 / 1,000 (347 Spaces)
- Great Visibility at Lighted Intersection

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## Demographics

2022	1 Mile	3 Miles	5 Miles
Total Population	18,945	182,136	412,202
AVG HH Income	\$74,086	\$99,022	\$96,654
Median Age	41.6	39.7	41.9
Total Businesses	812	17,417	35,807
Total Daytime Population	15,190	214,315	470,277
Total Employees	4,599	134,197	285,811

Source: Esri

## Traffic Counts

<b>NW 9<sup>th</sup> Ave N of NW 19<sup>th</sup> St</b>
<b>23,500 AADT</b>
<b>NW 19<sup>th</sup> St W of NW 9<sup>th</sup> Ave</b>
<b>14,000 AADT</b>

Source: FDOT

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Unit	Tenant	SF
<b>1-8</b>	<b>Vacant</b> (former Citi Trends)	<b>12,150</b>
<b>9</b>	<b>Vacant</b>	<b>1,200</b>
10	Nail Salon	1,200
11 S	Insurance Store	983
11 N	Insurance Store	760
12	Hair Salon	1,200
13	Traffic Attorney	1,200
14	Beauty Supply	1,950
14A	DD's Discount	22,839
15	Family Dollar	9,164
16-17	IGA Market	12,165
18	Coin Laundry	3,800
18D	Cellular Masters	1,087
19A	Cricket	1,127
19	Subway	1,250
20A	S. Rock Liquors	1,600
20	Dollar Store	10,000



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## The Rotella Group, Inc.

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Commercial Real Estate Brokers

### **SOUTH FLORIDA OFFICE**

3300 North Federal Highway, Suite 200  
Fort Lauderdale, FL 33306  
Phone 954-568-9015

### **NORTH & CENTRAL FLORIDA OFFICE**

12200 West Colonial Drive, Suite 300-H  
Winter Garden, FL 34787  
Phone 407-718-1849

[www.rotellagroup.com](http://www.rotellagroup.com)  
[info@rotellagroup.com](mailto:info@rotellagroup.com)

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